

SITE PLAN COMMITTEE

MAY 22, 2007

1. ROLL CALL

The meeting was called to order at 4:05 p.m. Committee members present were Vice-Chair Jeff Evans, Julie Aitken and Sam Engel, Jr., and Casey Lee. Also present were Acting Planning and Zoning Manager Marcie Nolan, Acting Deputy Planning and Zoning Manager David Abramson, Planner Lise Bazinet, Planner Aide Carlo Galluccio, and Secretary Janet Gale recording the meeting. Chair Bob Breslau was absent.

2. APPROVAL OF MINUTES: April 10, 2007

Ms. Aitken made a motion, seconded by Mr. Engel, to approve the minutes of April 10, 2007. In a voice vote, with Chair Breslau being absent, all voted in favor. **(Motion carried 4-0)**

3. SITE PLAN MODIFICATION

3.1 SPM 12-2-06, Pinnacle One Price Cleaners, 1275 South Nob Hill Road (B-3) **(tabled from April 10, 2007)**

Vice-Chair Evans advised that this was the third time the petitioner had not been present for this item and, therefore, would be removed from the agenda and turned over to Code Compliance.

Mr. Engel made a motion, seconded by Ms. Aitken, to withdraw the application for Pinnacle One Price Cleaners. In a voice vote, with Chair Breslau being absent, all voted in favor. **(Motion carried 4-0)**

4. SITE PLANS

4.1 MSP 7-1-06, The Colonnades @ University/New Dawn Davie, 5500-5550 South University Drive (CC, Commercial Community Facilities)

Frank Costoya, Jay Evans and Douglas Krawczyk, representing the petitioner, were present. Ms. Bazinet read the planning report.

Mr. Costoya provided a presentation using PowerPoint, elevations, site plan renderings, and a color board. There were two items which had been requested by the surrounding neighbors: one was that there be a curvilinear landscape berm instead of a wall separating the residential from the commercial zoning; and the second was that the access to SW 76 Avenue be limited to emergency vehicles only. Both requests were incorporated into the site plan design.

In the discussion that followed, a subject of interest regarded the parking garages. Mr. Costoya spoke of the benefits of providing covered parking and that there was access from the deck into the second floor units. Ms. Aitken suggested that the plans be more explicit in defining where the deck was going to be because as a lay person, she had difficulty understanding the plans. Mr. Engel agreed that as an architect, he had trouble figuring out the plans at first. Ms. Aitken indicated that the suggestion was made for the petitioner's own good in preparation for the Town Council presentation. Mr. Costoya took the suggestion under advisement.

Ms. Lee indicated that although she had no problems with the landscape plan for the project, her major concern regarded the intentions of the developer for the existing 400 trees currently on the site. There was no survey with the plans to indicate the types of trees on the site including invasive exotics. Ms. Lee believed a fair mitigation could not be accomplished without the proper information and she was concerned about losing an abundance of trees which could be replanted elsewhere in the Town. A lengthy discussion ensued regarding this issue and efforts to resolve it.

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The discussion concluded when the petitioner agreed to work with staff and that before the “clearing and grubbing” permit would be issued, a consulting certified arborist would appraise the existing trees for the mitigation dollar amount to be paid into the Tree Preservation Fund and/or to determine if the trees could be replanted at other public sites in the Town.

Vice-Chair Evans had it confirmed that there would be ‘T’ turns at the dead ends in the parking garages. He had been concerned that vehicles would get to the west end of the garages and find that they could not get out other than backing out.

Ms. Lee questioned if the Central Broward Water Control District had given its approval on the drainage arrangements as it appeared there were plantings in an easement. Mr. Evans clarified that there was landscaping only in the utility easements. Ms. Lee then asked if having plantings in the utility easement was acceptable and Mr. Costoya responded that they had received letters of approval from Comcast, FP&L and Bellsouth.

Vice-Chair Evans asked about green building. Mr. Costoya indicated he had done some green research and had decided on doing a few green things; however, he did not apply for Leed certification. Vice-Chair Evans advised of the benefits in integrating some simple green basics with the wetlands mitigation area located on the property.

Ms. Aitken made a motion, seconded by Mr. Engel, to approve subject to the staff report and the following items: 1) to clarify the parking deck locations on the colored site plan before it was presented to the Town Council; 2) hire a certified arborist to evaluate each tree for its assessed value before it was removed, which would be presented to staff and the total amount to be paid into the tree preservation fund or plant trees of the same value throughout the Town under staff’s supervision; 3) that tree mitigation must be completed before a clearing and grubbing permit was issued; and 4) include ‘T’ turn-arounds at the dead ends on each parking deck. In a roll call vote, the vote was as follows: Chair Breslau – absent; Vice-Chair Evans – yes; Ms. Aitken – yes; Mr. Engel – yes; Ms. Lee – yes. **(Motion carried 4-0)**

4.2 SP 7-4-06, Great Florida Bank Center, 4700-4900 SW 78th Avenue (B-2/A-1)

John Barranco, Steve Botek and Dennis Mele, representing the petitioner, were present. Mr. Abramson summarized the planning report. At Ms. Lee’s request, Mr. Abramson defined mixed use in this instance to be commercial and office.

Mr. Mele provided a presentation using PowerPoint and several renderings to clarify the intent of the project.

Ms. Aitken pointed out an area where the sidewalk ended abruptly. She asked if it could be extended to loop around back into the site. Mr. Barranco understood and agreed to the suggestion. Ms. Aitken pointed out several sites where sidewalk crosswalks needed to be delineated and again Mr. Barranco agreed to implement the request.

Ms. Lee asked about the absence of trees at the southeast perimeter of the site. She recollected that the Code required that a tree be placed every 40-feet around the perimeter. Mr. Barranco explained that the subject location was too tight to plant trees and that was why bushes would be installed instead. Mr. Mele stated that the required amount of trees would be placed on the site; however, they were redistributed between the B-2 zoning and the A-1 zoning. Mr. Abramson explained that within the site itself, there were two zoning districts and that staff had recommended that there be graphics on the site plan denoting the separation between the two zonings. Mr. Mele assured that they would comply with that request.

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Vice-Chair Evans asked about the projections on the face of the building which were denoted on the plans but not in the rendering. Mr. Barranco indicated that it was a mistake on the elevation and that the projections shown on the plans were correct. He added that he would work to embellish the architectural detail. Mr. Mele reiterated the recommendation to confirm that it was understood by the petitioner.

Ms. Aitken made a motion, seconded by Ms. Lee to approve subject to the staff report and the following provisions: 1) place crosswalks at the main entrance, the east and west ends of SW 48 Street and curve the sidewalk at the southeast entrance into the site; 2) delineate the zoning areas on the site plan prior to presenting to Council; and 3) change the east elevation to match the floor plan. In a roll call vote, the vote was as follows: Chair Breslau – absent; Vice-Chair Evans – yes; Ms. Aitken – yes; Mr. Engel – yes; Ms. Lee – yes. **(Motion carried 4-0)**

4.3 SP 12-5-06, Forest Lawn Funeral Home – Newman’s Subdivision, 6530 State Road 84 (B-2)

Marc Ferrara, representing the petitioner, was present. Mr. Galluccio advised of the changes which were made to the approved site plan of July 20, 2005. Those changes were basically landscaping and engineering due to the installation of an additional eastbound right turn lane on State Road 84 onto Davie Road.

Mr. Ferrara answered all relative questions and there was a brief discussion regarding zoning as the petitioner was asked to conform with the Town’s zoning as opposed to the County’s zoning categories. Mr. Abramson indicated that he would look into the zoning issue.

Mr. Engel made a motion, seconded by Ms. Aitken, to approve subject to the staff’s recommendations. In a roll call vote, the vote was as follows: Chair Breslau – absent; Vice-Chair Evans – yes; Ms. Aitken – yes; Mr. Engel – yes; Ms. Lee – yes. **(Motion carried 4-0)**

5. OLD BUSINESS

There was no old business discussed.

6. NEW BUSINESS

There was no new business discussed.

7. COMMENTS AND/OR SUGGESTIONS

Ms. Lee advised that she was working on a project located on Griffin Road and which was to be a certified Leed green building. Mr. Abramson indicated that it was to be the first such building in the Griffin Road Corridor.

Ms. Lee requested an updated Development Code book similar to the one she was given when she was on the Planning and Zoning Board. She regarded it as a useful tool in knowing the landscaping requirements of the Town. Mr. Abramson responded that he would see what he could do regarding the sections she would need; however, he indicated that if the book could not be purchased for them, the information was on the Internet. Mr. Engel agreed that with all the time which they had dedicated, it was the least that the Town could do for this Committee. Vice-Chair Evans stated that he used the CD version of the Building Code and it was not user friendly. Mr. Abramson indicated that he would see what could be done.

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Vice-Chair Evans advised that he had been lobbying Council to be the first green municipality in South Florida. He indicated that he was willing to do a presentation to familiarize Council with the subject and would volunteer his expertise on the subject.

8. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 6:25 p.m.

Date Approved: _____

Chair/Committee Member